

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

DRAFT

MONDAY, NOVEMBER 19, 2007

6:00 PM PUBLIC HEARING

LOCATION:

BOARD ROOM
1st Floor, Govt. Ctr.
1 Harrison St., SE
Leesburg, VA 20177

Commissioners Present: Robert Klancher, Chairman, Broad Run District; Teresa Whitmore, Vice Chairman, Potomac District; John Elgin, Leesburg District; Gladys Lewis, Catoctin District; Barbara Munsey, Dulles District; Kevin Ruedisueli, At Large; Suzanne Volpe, Sugarland Run District.

Commissioner Absent: Nancy Hsu, Blue Ridge District; Helena Syska, Sterling District

Staff Present: John Merrithew, Assistant Director of Planning; Sarah Howard O'Brien, Loudoun County Public Schools, Lou Mosurak, Office of Transportation Services; Planners: Judi Birkitt, Michael Elabarger, Rodion Iwanczuk, Ginny Rowen, Marchant Schneider, Nicole Steele; Michael Johnson, Recording Secretary.

1. ACTION SUMMARY REVIEW

The Action Summary of November 5, 2007 was accepted (6-0-3 Hsu, Munsey, Syska absent).

2. ZMOD 2005-0008, DULLES TRADE CENTER II & IV

The Planning Commission forwarded ZMOD 2005-0008, Dulles Trade Center II and IV, with the Conditions of Approval and the Findings contained in the November 19, 2007 staff report, to the Board of Supervisors with a recommendation of approval (7-0-2 Hsu, Syska absent).

Staff Contact: Judi Birkitt

3. ZOAM 2007-0004, PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS

The Planning Commission forwarded ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to Permit Farm Markets in Various Zoning Districts, to the Board of Supervisors with a recommendation of approval (5-1-1-2 Lewis opposed, Whitmore recused, Hsu, Syska absent)

Staff Contact: John Merrithew

4. ZMAP 2006-0019, YARDLEY

The Planning Commission forwarded ZMAP 2006-0019, Yardley to the Board of Supervisors with a recommendation of approval (4-3-2 Lewis, Ruedisueli, Whitmore opposed; Hsu, Syska absent).

Staff Contact: Judi Birkitt

5. ZCPA 2007-0007, SPEX 2006-0042, CMPT 2007-0002, DULLES SOUTH WATER TANK

The Planning Commission approved CMPT 2007-0002, Dulles South Water Tank and forwarded the Permit to the Board of Supervisors for ratification, based on the Findings contained in the November 19, 2007 staff report (6-1-2 Elgin opposed; Hsu, Syska absent).

The Planning Commission forwarded to the Board of Supervisors ZCPA 2007-0007, Dulles South Water Tank subject to Sheets 4 (Concept Development Plan – Exhibit A), 10 (Illustrative Plan/Traffic & Pedestrian Circulation Plan), 12 (Land Use Map – Land Bays 1,2,3,4 & 5), and 13 (Open Space Exhibit – Land Bays 1,2,3,4,5 and 6) from ZMAP 2002-0013, Stone Ridge, dated May 2002 and revised through September 10, 2007, and SPEX 2006-0042, Dulles South Water Tank, subject to the Conditions of Approval dated October 30, 2007, based on the Findings contained in the November 19, 2007 staff report (6-1-2 Elgin opposed; Hsu, Syska absent).

Staff Contact: Michael Elabarger

6. SPEX 2006-0014, HARMONY ELEMENTARY SCHOOL

The Planning Commission SPEX 2006-0014, Harmony Elementary School to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated November 15, 2007 and with the Findings contained in the November 19, 2007 staff report (7-0-2 Hsu, Syska absent).

Staff contact: Rodion Iwanczuk

7. SPEX 2007-0022, CMPT 2007-0013, TOWN OF HAMILTON WATER TREATMENT SYSTEM

The Planning Commission approved CMPT 2007-0013, Town of Hamilton Water Treatment System, based on the Special Exception/Commission Permit plat dated May 1, 2007 and as revised through October 9, 2007, prepared by Timmons Group, and with Commission Permit Findings dated October 31, 2007 and included in the November 19, 2007 staff report, and forwarded the Permit to the Board of Supervisors for ratification (7-0-2 Hsu, Syska absent).

The Planning Commission forwarded SPEX 2007-0022, Town of Hamilton Water Treatment System to the Board of Supervisors with a recommendation of approval of the special exception, including the existing elevated water storage tank, and the requested modification of the Section 5-621(B) Type Four (4) Buffer Yard requirement to plant trees and shrubs along the southern side yard of the water treatment plant complex, and modification of the Type Four (4) Buffer Yard requirement for a six foot high masonry wall providing minimum 95% opacity or a stockade fence, to permit, instead, installation of an eight-foot high black vinyl coated chain link fence with additional plant complex, subject to the Conditions of Approval dated November 15, 2007, and with Special Exception Findings dated October 31, 2007 and contained in the November 19, 2007 staff report (7-0-2 Hsu, Syska absent).

Staff contact: Rodion Iwanczuk

8. ZMOD 2006-0017, EAST GATE MARKETPLACE COMPREHENSIVE SIGN PLAN

The Planning Commission forwarded ZMOD 2006-0017, East Gate Marketplace Comprehensive Sign Plan to the Board of Supervisors with a recommendation of approval (6-1-2 Lewis opposed; Hsu, Syska absent). *Staff Contact: Ginny Rowen*

9. SPEX 2006-0030, LENA AUTO SERVICE

The Planning Commission forwarded SPEX 2006-0030, Lenah Auto Service to the Board of Supervisors with a recommendation of approval subject to the Conditions of Approval dated November 19, 2007, and with the Findings contained in the November 19, 2007 staff report (6-0-3 Hsu, Syska, Volpe absent).

Staff contact: Nicole Steele

10. ZCPA 2006-0005, UNIVERSITY CENTER

The Planning Commission forwarded ZCPA 2006-0005, University Center to the Board of Supervisors with a recommendation of approval, subject to the Proffer Statement dated October 17, 2007 and with the recommendation that the applicant resolve the outstanding issues prior to Board action (7-0-2 Hsu, Syska absent).

Staff contact: Michael Elabarger

11. ZMAP 2006-0021, PALISADES AT WAXPOOL

The Planning Commission forwarded ZMAP 2006-0021, Palisades at Waxpool to Committee of the Whole for further discussion (7-0-2 Hsu, Syska absent).

Staff contact: Ginny Rowen

12. ZMAP 2005-0038, TOWNES AT AUTUMN OAKS

The Planning Commission forwarded ZMAP 2005-0038, Townes at Autumn Oaks to the November 26, 2007 Committee of the Whole for further discussion (7-0-2 Hsu, Syska absent).

Staff contact: Michael Elabarger

13. ZMAP 2006-0018, SOUTH RIDING MARKET SQUARE

The Planning Commission forwarded ZMAP 2006-0018, South Riding Market Square to Committee of the Whole for further discussion (7-0-2 Hsu, Syska absent).

Staff contact: Marchant Schneider

14. ZMAP 2006-0026, LAMBERT PROPERTY

The Planning Commission forwarded ZMAP 2006-0026, Lambert Property to Committee of the Whole for further discussion (7-0-2 Hsu, Syska absent).

Staff contact: Marchant Schneider